

Indiana Historic Preservation Review Board Minutes
February 15, 2012
Indiana Government Conference Center
Training Room 17
302 West Washington Street
Indianapolis, Indiana 46204

Board members present: Vice-Chairman Richard Butler; DHPA Director Dr. James Glass; James Corridan; Kevin Orme; Mitch Zoll; Dan Kloc

Staff members present: Frank Hurdiss, John Carr, Cathy Draeger-Williams, Holly Tate, Amy Walker, Chad Slider, Ashley Thomas, Amy Johnson, David Duvall, Miriam Burkett, Wade Tharp, and Susan Judy, of DHPA; Eric Wyndham, DNR Staff Attorney;

Visitors/Speakers present included Patrick Carpenter; Mary Kennedy; Staffan Peterson; Jane Twaddle; C. William Reid; J.P. Hall; Rebecca Smith; Joanne Stuttgen; Judith A. Kanne; Tommy Kleckner; Virginia Grace; Ben Clark; Cynthia Hoye; Richard Trombley; Greg Jacoby; Jonathan Young

Call to Order

Vice Chairman Richard Butler convened the meeting at 1:30 P. M.

Approval of the August 16, 2011, the October 26, 2011 regular meeting minutes, and the January 5, 2012 special meeting minutes

The Minutes from the August 16, 2011, January 5, 2012 and the October regular meeting were approved. Dan Kloc made the motion and Mitch Zoll seconded. The motion was unanimous.

Election of Vice Chairman

Dan Kloc nominated Richard Butler to serve as Vice-Chairman of the Review Board. Mitch Zoll seconded the motion. Richard was re-elected unanimously.

Division Director's Report

Statewide Cultural Resources Management Plan

Our State Cultural Resources Management Plan Advisory Committee met on November 29 and provided us with helpful comments on five potential goals for Indiana's 2012-18 Cultural Resources Management Plan. Since then, committee members have provided additional comments in writing, which will help us as we prepare the plan, along with the results from the on-line survey that we conducted statewide in 2011. Thanks to Richard Butler and Dan Kloc for participating as members and for your comments. We will also have a session at the Preserving Historic Places conference in April on the plan to brief participants on the draft plan.

Courthouse Preservation Advisory Commission

Courthouse Commission representatives made a presentation to the Natural Resources Legislative Study Committee in late October about their findings and recommendations in the Commission's report, *Indiana's Historic Courthouses: Re-Investing in Community Treasures*, and later with Senator James Merritt and Rep. Eric Koch, who agreed to sponsor a bill incorporating 5

recommendations in the 2012 General Assembly. Although due to the press of other issues, the bill did not get a hearing this year, the Commission is hopeful that a new bill can be considered in the 2013 session and will be meeting with Senator Merritt and Rep. Koch to ask for their advice on how to proceed.

Preserving Historic Places Conference

As mentioned in October, Preserving Historic Places is our statewide preservation conference and is co-sponsored by our division, Indiana University, and Indiana Landmarks. Whiting, Indiana is an early 20th century refining town created by Standard Oil Company of Indiana and a community full of ethnic charm and architecture reflecting the many European nationalities who settled there. Keynote speakers will include Dr. Stephanie Toothman, Associate Director of Cultural Resources for the National Park Service and Stephanie Meeks, President of the National Trust for Historic Preservation. We will also feature James Kunstler, author of the book, *The Architecture of No Where* and Dr. Phil Scarpino, an authority on the environmental history of the Great Lakes region. We will also be presenting our annual division awards in historic preservation at the conference.

We have several new board members who have joined the Board since last year, and we thought it might be helpful to hold another training workshop for Board members on the federal and state laws that the Board carries out, the National Register of Historic Places criteria and nomination process, and answer questions that Board members may have. We would like to suggest that this session be held the morning of the July 25 Board meeting.

National Register Applications

1. Minnetrista Boulevard Historic District, Muncie, Delaware County (2107)
Paul Diebold, DHPA, gave the staff comment.
Richard Butler asked which National Register criteria applied to this application. Diebold answered Criteria A & C.
There were no additional questions or comment. A motion to approve was made by Jim Corridan and was seconded by Dan Kloc. The motion passed unanimously.
2. Bartlett Realty Company Model Homes of Beverly Shores Multiple Property Documentation Form, Beverly Shores, Porter County (2175)
Paul Diebold, DHPA, gave the staff comment.
There were no additional questions or comments. A motion to approve was made by Jim Corridan and was seconded by Dan Kloc. The motion passed unanimously.
3. Grassyfork Fisheries Farm No. 1, Martinsville vicinity, Morgan County (2209)
Paul Diebold, DHPA, gave the staff comment. He noted it is being recommended for listing with a national level of significance.
There were no additional questions or comments. A motion to approve was made by Dan Kloc and was seconded by Jim Corridan. The motion passed unanimously.
4. Rensselaer Courthouse Square Historic District, Rensselaer, Jasper County (2212)
Paul Diebold, DHPA, gave the staff comment.
There were no additional questions or comments. A motion to approve was made by Dan Kloc and was seconded by Mitch Zoll. The motion passed unanimously.

5. Pullman-Standard Historic District, Hammond, Lake County (2214)
Paul Diebold, DHPA, gave the staff comment.
There were no additional questions or comment. A motion to approve was made by Jim Corridan and was seconded by Dan Kloc. The motion passed unanimously.
6. Curtis-Grace House, West Lafayette, Tippecanoe County (2218)
Paul Diebold, DHPA, gave the staff comment.
Tommy Kleckner of Indiana Landmarks spoke about the Curtis-Grace House, stating that it is a wonderful Modern design, and the integrity of the house and the condition are remarkable. Dick Grace wrote the nomination. A motion to approve was made by Mitch Zoll and was seconded by Jim Corridan. The motion passed unanimously.
7. Ramsay-Fox Round Barn and Farm, Plymouth vicinity, Marshall County (2219)
Paul Diebold, DHPA, gave the staff comment.
There were no additional questions or comment. A motion to approve was made by Jim Corridan and was seconded by Dan Kloc. The motion passed unanimously.
8. Smith-Sutton (Archaeological site), Clark County (2249)
Cathy Draeger-Williams, DHPA, gave the staff comment.
There were no additional questions or comments. A motion to approve was made by Mitch Zoll and was seconded by Kevin Orme. The motion passed unanimously.
9. Terrell Jacobs Circus Winter Quarters, Peru vicinity, Miami County (2281)
Paul Diebold, DHPA, gave the staff comment. He noted that this application too, is being recommended for listing with a national level of significance.
There were no additional questions or comments. A motion to approve was made by Dan Kloc and was seconded by Jim Corridan. The motion passes unanimously.

Indiana Register of Historic Sites and Structures (State Register) Applications

Read Dunes House, Chesterton vicinity, Porter County (State Register only, 2277)
Paul Diebold, DHPA gave staff comment. He noted that this property has already been listed in the National Register, but has not been considered by the Review Board because the listing process did not follow the usual route, so the house is not listed in the State Register at this time.

A motion was made to list the property in the State Register only. The motion was approved. Dan Kloc made the motion and Mitch Zoll seconded. The motion was unanimous.

State Certificates of Approval

1. Application by the Indiana Department of Natural Resources, Division of State Parks and Reservoirs for a certificate of approval application regarding the deconstruction and rebuilding of a restroom adjacent to the Pioneer Village and construction of an ADA accessible sidewalk at Spring Mill State Park, Lawrence County.
Cathy Draeger-Williams, DHPA, gave the staff comment.
Ben Clark, of St Parks and Reservoirs, gave a PowerPoint presentation, explaining the need for the project, showing elevations and plan drawings of the initial proposal for a restroom, and presenting photos of the existing site in relation to the nearest museum village buildings and a proposed site for the reconstructed building. Clark stated that State Parks planned to present a final design for reconstructed restroom to the DHPA staff when plans are finished. The new building will retain the appearance of the

original design. As many as possible of the original logs will be used for the exterior walls of the new structure; the door and windows will be new. A low retaining wall is planned at the new site.

Jim Corridan asked about the size of the footprint. Clark replied it will be the same size.

Dan Kloc asked if the building code requirements for doorways will be met. Clark stated that the doors will be widened to meet code.

Jim Corridan asked about the time frame for completion of the project. Clark answered as soon as possible.

Jim Glass suggested that State Parks needed more time to complete its plans and recommended deferring the application to give them more time.

Jim Corridan asked if the current restroom was still useable, and Clark stated that it could be used for a little longer but needed attention.

Dan Kloc suggested that a plan and elevation drawings of the new building would be helpful to him in evaluating the proposal.

A motion to table was made by Dan Kloc and was seconded by Mitch Zoll. The motion passed unanimously.

(The next applications were taken out of agenda order)

3. Application by the Indiana Department of Natural Resources, Division of State Parks and Reservoirs for a certificate of approval application regarding the tree removal on the mounds at Mounds State Park, Madison County, Indiana

Cathy Draeger-Williams, DHPA, gave the staff comment. There were no additional questions or comments. A motion to approve was made by Mitch Zoll and was seconded by Jim Corridan. The motion passed unanimously.

2. Application by the Indiana State Fair Commission to rehabilitate and renovate the Pepsi Coliseum on the Indiana State Fairgrounds, Marion County.

Dave Duvall, DHPA, gave a summary of the detailed staff comment provided the Board. Duvall noted that there was a special Review Board meeting at the State Fairgrounds in January. The applicant has asked that the Board provide approval for the conceptual design proposed at this meeting. The applicant would work out the details of the final design in consultation with the staff, based on the issues previously identified by the staff, and the final, revised design would be presented to the Board at its April 25 meeting and a certificate of approval requested at that point.

The concept design (5/24/11) was in the Review Board packet. The staff's evaluation was based on the Secretary of Interior's Standards for Rehabilitation. Staff agrees with the necessity of removing the current interior bowl, or shell of the Coliseum and agrees that the conceptual design proposed for a new bowl is an acceptable solution. DHPA has identified the north entry vestibule and the concourse around arena as character-defining features of the building and proposed that the entry vestibule and part of the existing adjacent concourse be retained. The introduction of escalators will impact the integrity of the vestibule. The Division of Historic Preservation staff had a meeting on February 8 with the State Fair staff, Populous Architects, and Browning, Day, Mullins, and Dierdorf to discuss the proposed concept plans for renovation of the Coliseum and plans for the new proposed south pavilion.

Cindy Hoye, Executive Director of the Indiana State Fair, spoke and related what the Coliseum on the Indiana State Fairgrounds means to people who visit the Fairgrounds other than at Fair times. She also wanted to say "thank you" to the Board for the efforts to consider the project.

Dan Kloc stated that he appreciated the opportunity to tour the Coliseum at the January 11 special meeting.

Greg Jacoby and Jonathan Young of Browning, Day, Mullins and Dierdorf, Architects, gave a summary of what the conceptual design would consist of. Board members decided that a PowerPoint presentation showing the conceptual design would not be needed because of the briefing provided the Board on January 11 and their visit to the Coliseum.

Jacoby stated that Browning, Day, Mullins and Dierdorf, Architects were working to address the DHPA staff concerns with the vestibule, existing concourse, and proposed arena pavilion south of the Coliseum.

Dan Kloc expressed concern that the interior appearance and expression of the roof structure remain the same.

Jacoby answered everything will be the same except the "catwalks".

Jim Glass stated that the February 8th meeting between DHPA staff and BDMD was helpful. He read a summary of the four points of agreement on issues and agreed approaches after the February 8 meeting (Attachment A)

Dan Kloc made a motion that the Board do the following:

1. provide a preliminary approval of the design concept for rehabilitating the exterior of the building envelope including its interior surfaces as proposed.
2. provide a preliminary approval of the design concept for replacement and alteration of the historical arena bowl structure, with original wall and flooring materials and colors employed in new public areas.
3. advise the applicant to consult with the staff to resolve outstanding issues involving incorporation and retention of the character-defining entry spaces so that a final design may be developed acceptable for a Certificate of Approval (C o A).
4. If any archaeological artifacts, features, or human remains are uncovered during construction, state law (Indiana Code 14-21-1-27 & 29) requires that the discovery must be reported to the Department of Natural Resources within two (2) business days. In that event, please call (317) 232-1646.

Jim Glass suggested the motion include the 4-point summary he presented from the February 8 meeting. Dan Kloc agreed to the addition to his motion.

Seconded by Jim Corridan. The motion was approved unanimously.

3. Resubmission of an application by the Indiana Department of Transportation for a certificate of approval to demolish and remove the Old SR 1 Bridge over the Whitewater River, 0.5 mile south of the Town of Cedar Grove, Franklin County.

This INDOT Certificate of Approval was tabled at July 27, 2011 Review Board Meeting for reconsideration at the first regular Board meeting of 2012.

John Carr, DHPA, gave the staff comment.

The bridge was built in 1896 and is a 2 span bridge across White River. It has been bypassed since 1978 and was closed to all traffic in 1999. The steel is corroded and the deck is deteriorating. The bridge is owned by INDOT, which does not have a use for it. INDOT proposes to demolish the bridge.

J. A. Barker Engineering prepared a report for Franklin County Citizens for Historic Preservation and Indiana Landmarks in 2011 to inspect the bridge and discuss strategies for preservation, with emphasis on pedestrian use. There has been a recent meeting between INDOT and Indiana Landmarks to discuss viable options for transferring the bridge to new owners, but none has been confirmed to date.

C. William (Bill) Read, Design Manager in the Seymour Region of INDOT, has met with J.P. Hall, Indiana Landmarks and other parties interested in the bridge from Franklin County. Read stated that INDOT was willing to continue to meet with interested parties from now until the demolition contract letting date of September, 2013 to discuss alternative uses for the bridge. Plans for demolition and the required archaeological survey will be finished by September, 2013.

Jim Glass asked about safety issues arising from the bridge's current condition and how they could be addressed. Read stated that some of the lateral bracing has become unhinged and is dangling down and could be a danger to canoeists. The top flange of floor beams has rusted severely, and diagonal members of the trusses have twisted. Bridge railings are very weak. Some of the diagonal portals have been sheared, creating safety issues. Also portions of the wood decking are rotten. All of these factors explain why INDOT has proposed to demolish the bridge.

Jim Corridan asked what remediation INDOT planned to address the safety issues.

Read stated that INDOT did not want to spend a lot on repairing a bridge that they were planning to demolish. He said that he would meet with the INDOT safety staff to address immediate safety issues, primarily the dangling bracing.

J.P. Hall, Director of the Eastern Regional Office of Indiana Landmarks, said that his organization has been working for the last 7 months on a plan to save the bridge and had made a lot of progress. The plan provides details on how the bridge could be rehabilitated. Hall said that there were interested parties in Franklin County who are ready to preserve and promote the bridge. He said that he understood that INDOT was not in the business of preserving old bridges. INDOT had allowed them to form a non-profit organization to develop plans for the bridge. The goal is to re-use the structure as a pedestrian bridge restored and maintained by a non-profit organization. Hall asked the Board to make a condition of the certificate of approval for demolition that INDOT keep open a dialogue with Indiana Landmarks and the local interested parties and if a viable organization makes a viable re-issue proposal to INDOT, that INDOT relinquish the bridge to the viable organization.

Jim Corridan asked what level of interest there was in saving the bridge. Hall said that there was a fair level of interest at the local level.

Bill Read clarified that the contract letting date is in September, 2013, not December, 2013, which is when demolition would begin.

Read said that INDOT would not object to keeping an open door for dialogue with Indiana Landmarks and others about viable alternative uses for the bridges before September, 2013. He re-stated that the demolition project needed to get back on track because of the safety issues.

A motion to approve the application was made by Mitch Zoll and seconded by Kevin Orme.

Jim Corridan asked that INDOT and Indiana Landmarks report back to the Board to provide a progress report at the April 25, 2012 meeting. The motion was approved.

Historic Preservation Fund Grant Applications for FY 2012

Steve Kennedy, DHPA, gave the staff comment.

This year, **21** proposals were received requesting a grand total of **\$715,114**. Congress has passed the Department of the Interior's spending bill, so the amount of Indiana's HPF allocation for FY2012 is known at this time. Indiana will receive \$916,252 – an increase of about \$11,000 over 2011. The Grants Staff has developed a budget for the use of this year's HPF allocation, although this budget is still being finalized internally.

Certified Local Government Proposals

First, a note on Certified Local Government proposals. CLG statistics and funding recommendations may be found on **Page 4** of your packet. Based on our FY2012 HPF allocation amount, Indiana's required minimum 10% CLG pass-through amount is \$91,626.

This year, a total of four CLG subgrant proposals were received – three in the Architectural & Historical Category and one in the Acquisition & Development Category. Unfortunately, two of the four proposals failed to meet the required minimum score on the Administrative criteria. Therefore, only two CLG proposals can be recommended for funding, leaving a shortfall of nearly \$82,000 for meeting the minimum 10% CLG pass-through.

However, the Grants Staff does have plans in place to meet the CLG pass-through requirement. As described within your packet, the DHPA has received a cooperative agreement proposal from the City of Fort Wayne – a CLG – to continue with the second phase of surveying Allen County. We plan to award \$50,000 for this activity. In addition, we plan to award \$40,000 to the City of Bloomington – another CLG – for the second phase of surveying that city. Finally, we plan to award \$11,000 to another CLG – yet to be determined – for hosting a statewide preservation commission training event in 2013.

Together, these two CLG subgrant awards and the three planned CLG cooperative agreement awards will total nearly \$111,000 – safely above the required minimum 10% pass-through level.

Understanding this situation, it is not necessary to vote separately on the CLG proposals. Unless there are any questions about the CLG proposals, we can proceed to the next category.

Kevin Orme asked to see the application for Madison State Hospital.

Kennedy answered he has it in his office.

Architectural and Historical Proposals

The first category for the Board's consideration is that of Architectural & Historical projects. These recommendations may be found on **page 5** of your packet. Staff computed that about \$66,400 was available for subgrant awards in this category.

Four proposals were received requesting a total of \$33,488; however, two of these proposals did not meet the required minimum score of 65.0 points on the Administrative Criteria and therefore cannot be recommended for funding. Funding the two recommended proposals will leave about \$56,600 unused in this category. Staff recommends transferring the remaining funds from this category as follows: \$36,676 to the Archaeological Category, and \$19,936 to the Acquisition and Development Category.

A motion to consider the Archaeological and Historical recommendations with the staff recommendations for transferring these funds was made by Jim Corridan and was seconded by Dan Kloc. The motion passes unanimously to approve.

Archaeological Proposals

The second category for the Board's consideration is that of Archaeological projects. These recommendations may be found on **page 9** of your packet. Staff computed that about \$136,950 was available for subgrant awards in this category. Adding the remaining funds transferred from the Architectural & Historical Category brings the total funds available up to \$173,626.

Four proposals were received requesting a total of \$173,626; all of these proposals are recommended for funding. Therefore, all four proposals can receive full funding.

A motion to approve was made by Mitch Zoll and seconded by Jim Corridan. The motion was approved.

Acquisition and Development Proposals

The third and final category for the Board's consideration is that of Acquisition and Development projects. These recommendations may be found on **page 14** of your packet. Staff computed that about \$211,650 was available for subgrant awards in this category. Adding the remaining funds transferred from the Architectural & Historical Category brings the total funds available up to \$231,586.

Thirteen proposals were received requesting a total of \$347,320; however, two of these proposals did not meet the required minimum score of 65.0 points on the Administrative Criteria and therefore cannot be recommended for funding. The funding available is adequate to make funding awards to the top six projects.

Due to some remaining uncertainty about our HPF budget, staff recommends holding back on making a funding offer for the 7th ranked proposal until the budget picture is finalized over the next 6 weeks. Therefore, the DHPA Grants Staff expects to provide funding status notification to that grant applicant no later than April 15th.

A motion to approve was made by Dan Kloc and seconded by Kevin Orme. The motion to approve was unanimous.

Properties Listed in, Rejected by, or Removed from the National Register since the last Notification

Listed

INDIANA, BOONE COUNTY,
Maplelawn Farmstead, 9575 Whitestown Rd., Zionsville vicinity, 11000656,
LISTED, 9/15/11 (Eagle Township and Pike Township, Indiana MPS)

INDIANA, ELKHART COUNTY,
Morehous Residential Historic District, Roughly bounded by E. Indiana, Morehouse, E. Hubbard & the W. side of Frances Aves., Elkhart, 11000706, LISTED, 9/16/11

INDIANA, LAKE COUNTY,
Polk Street Concrete Cottage Historic District, 604-614 Polk St., Gary, 11000657,
LISTED, 9/15/11 (Concrete in Steel City: The Edison Concept Houses of Gary Indiana MS)

INDIANA, MARION COUNTY,
Broad Ripple Firehouse—Indianapolis Fire Department Station 32, 6330 Guilford Ave., Indianapolis, 11000658,
LISTED, 9/15/11

INDIANA, RIPLEY COUNTY,
Central Batesville Historic District, Roughly bounded by Catherine, Vine & Boehringer Sts. & Eastern Ave., Batesville, 11000659, LISTED, 9/15/11

Rejected None

Removed

Floyd County,
Sweet Gum Stable, 627 W. Main St., New Albany, REMOVED, 12/15/11 (demolished)

Lake County,
Wynant, Wilbur, House, 600 Fillmore St., Gary, REMOVED, 12/15/11 (demolished)

Posey County,
I.O.O.F. and Barker Buildings, 402—406 Main St., Mt. Vernon, REMOVED, 12/15/11 (demolished)

Date set for the next regular meeting:

Proposed date: April 25, 2012, IGCS, Conference Rooms 1 & 2, 1:30 p.m. (DST)

Deadline for receipt of Certificate of Approval applications: March 16, 2012, 4:45 p.m. (DST)

Other board meeting for 2012:

Wednesday, July 25, 2012—Conference Room A

Wednesday, October 24, 2012—Conference Room A

All meetings are at Indiana Government Center, 302 W. Washington Street, Indianapolis.

All meetings start at 1:30 PM

Vice-Chairman Butler asked for a motion to adjourn.

The motion was made by Jim Corridan and seconded by Dan Kloc.

The motion was approved unanimously.

The meeting was adjourned at 3:20 p.m.

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